

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Angus Place, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 30/03/2025 to 29/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 The Ridge LILYDALE 3140	\$1,310,000	05/03/2026
2	40 The Ridge LILYDALE 3140	\$1,467,000	01/02/2026
3	20 Summit Rd LILYDALE 3140	\$1,280,000	15/12/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/03/2026 16:23



Property Type: Land
Land Size: 1130 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 30/03/2025 - 29/03/2026: \$900,000

Comparable Properties



19 The Ridge LILYDALE 3140 (REI)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 1049 sqm approx



40 The Ridge LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,467,000
Method: Private Sale
Date: 01/02/2026
Property Type: House (Res)
Land Size: 1966 sqm approx



20 Summit Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 645 sqm approx

Account - Barry Plant | P: 03 9735 3300